

# MARSH & MARSH PROPERTIES

*The Barn House, 9 Firth House Lane, Woodhouse, HD6 3TX*

*£535,000*



“WOW” is just one of the many things that goes through your head as you approach this beautiful barn conversion. Settled in a secluded location, surrounded on all sides by fields and being on the doorstep of the stunning Bradley Wood. This property truly offers something special that you will rarely find on the open market. Accessed from Woodhouse Lane via a private access road that leads to this small hamlet of houses. A highly sought after Woodhouse location, in a unique position; this is certainly that “special something”.

As you approach the property the drive leads around to the right and into a forecourt that ends at the gated, private, pebbled driveway - to the front of the property - that offers ample parking space for two cars. Additional parking is in the forecourt to the front of the house. The pleasant frontage to the property offers a charming reception that will impress and delight. There is also a seating area in front of the living room. To the rear of the property is a flagged patio area, with corner pagoda, offering the ideal place to sit back and relax or to entertain. To the side of the property is a decked seating space that offers access to a hot tub.

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To the rear of the garden is a stunningly presented feature bar. Expertly crafted, and then finished by *Andy Thornton*, offering the ideal place to entertain, have a family party or to sit back and relax in your own space. The themed bar features luxury seating, bar area and pool table.

Internally this property is beautifully presented throughout, offered in immaculate condition, presenting the opportunity to move in with little to no work required. Its modern décor is in keeping with the traditional design, creating a truly eclectic style. Its spacious rooms throughout and quality finish will certainly impress from the moment you step inside. With its large and open living room, well-appointed dining kitchen, utility room, ground floor WC, four bedrooms (one with en-suite and one used as a walk-in-wardrobe/dressing room) and house bathroom.

The property benefits from being within the catchment area of the highly regarded Woodhouse Primary School located within easy walking distance. There are also a number of good secondary schools offered through the primary school (Brighouse and Rastrick). The property is just a “stone’s throw” from Brighouse town centre with its excellent shops, services and restaurants. Brighouse offers ample bus services to the local area and the train station is just 5 minutes’ walk away providing excellent rail links to the surrounding area, including access to the Grand Central train service. The M62 motorway is also just a short 10 minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester.



Owing to the fantastic features on offer with this property, its unique location and surroundings and its immaculate condition, an appointment to view

this property is essential in order to fully appreciate this rare opportunity.



From the front of the property a feature wooden door opens into the

### HALLWAY



A perfect reception as you step inside the property, the open hallway presents a welcoming first impression. The hallway features a tucked away work space, under the stairs, to the far end, ideal for anyone looking for a work from home area. With a carpeted floor, two central light fittings, beamed ceiling and two single radiators.





From the hallway two solid wooden doors open into the

### LIVING ROOM



From the hallway a wooden door opens into the

### DINING KITCHEN



A large and spacious living room that creates the perfect family communal space. The living room is bathed in natural light from the double glazed windows to the front elevation, twinned with the uPVC double glazed French doors that lead out to the driveway. The room has a beamed ceiling and benefits from a feature wood burning stove that is situated on a stone hearth and with stone mantelpiece. With a carpeted floor, ceiling inset spotlights, double radiator and television access point.



A large and spacious family dining room, with



feature beamed ceilings and well illuminated via a central chandelier and ceiling inset spotlights, to create the perfect place to entertain or for a family meal. To one side of the room there is ample space for a large family dining table. To the opposite is a solid granite work surface in an "L" shape with a central island, all with quality cupboards and drawers in a beautiful wood finish. All counter top cupboards have under lighting adding to the ambiance of the room. A wooden door provides access to the rear elevation and two double glazed windows provide natural light. With a range style cooker, extractor hood, single radiator, splashback tiling, tiled floor, fitted dishwasher, space for a fridge/freezer and an inset sink with stainless steel mixer tap.



To the rear of the dining kitchen an opening leads into the

### UTILITY ROOM



A highly useful space, again presented with "L" shaped solid granite work surfaces. The utility room offers plumbing for a washing machine, wine fridge, tiled floor, central light fittings and double glazed window.

From the hallway a wooden door opens into the

### WC



A well-presented WC that offers facilities for the whole ground floor. With a close coupled toilet,





washbasin, tiled splashbacks, tiled floor, central light fitting and extractor fan.

From the hallway carpeted stairs lead up to the

### LANDING



A light, bright and open plan landing area. With a carpeted floor, two double glazed windows (one frosted), central light fitting and loft access hatch.

From the landing a wooden door opens into

### BEDROOM 1



A large master bedroom, offering ample space for a double bed along with additional bedroom furniture. A large set of wooden beams offers a

charming reminder of the barn origins of the property. With a carpeted floor, central light fitting, stone mullioned double glazed windows and a single radiator.



From bedroom 1 a wooden door opens into its

### EN-SUITE



A beautifully presented en-suite shower room. With a large walk-in style shower cubicle, featuring a rainfall style shower, glass splash guard, vanity inset washbasin, close coupled toilet, ceiling inset spotlights, tiled floor, tiled walls, stainless steel towel radiator and extractor fan.

From the landing wooden doors open into



## BEDROOM 2



A generous second bedroom, offered with plenty of room for a double bed along with additional furniture. The room is well lit via numerous ceiling inset spotlights, in addition to plenty of natural light owing to its two double glazed windows in a dual aspect. With a beamed ceiling, carpeted floor and single radiator.

## BEDROOM 3

Again, another double bedroom offering space for additional furniture. With a double glazed window to the rear elevation, beamed ceiling, carpeted floor and single radiator.



## BEDROOM 4 / WALK-IN-WARDROBE



Currently utilised as a fantastic walk-in-wardrobe/dressing room. The room has been fitted with



plenty of solid cupboards and shelving offering plenty of storage space. With a carpeted floor, stone mullioned double glazed windows, ceiling inset spotlights and single radiator.



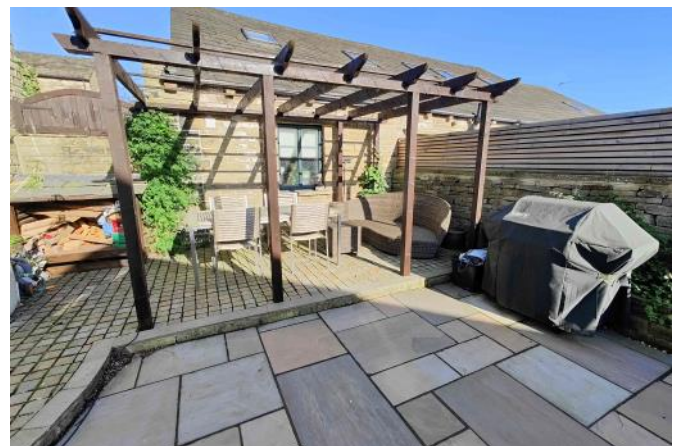
and low-maintenance, patio gardens. Its enclosed nature creates an ideal space for children and pets to be in a secure setting. To one side of the garden is a wooden pagoda that offers cover for a seating area, ideal to sit back and relax or enjoy a barbeque.



## BATHROOM



A beautifully presented house bathroom that makes excellent use of the space on offer. With its panel bath, over bath rainfall style shower, glass splash guard, wall installed bath television, washbasin, close coupled toilet, large mirrored wall, ceiling inset spotlights, extractor fan, tiled floors, tiled walls and a ceiling inset speaker.



## GARDENS



To the rear of the property are the fully enclosed,







To the side of the building is a raised, decked, seating space and hot tub enclosure. At the rear of the side garden is a wooden hut and a pebbled pathway leads to the solid gate to the front elevation.



At the rear of the gardens is a solid stone building that has a composite door that opens into the

### FEATURE THEMED BAR



The true pièce de résistance of this property is the feature themed bar. Having been expertly converted and then had a professional finish by Andy Thornton of Elland, the bar offers a fantastic place to sit back and relax or to entertain. Its fully

functional bar and seating area creates a real public house feeling, in addition to the pool table and fitted sky service. The room has a beamed ceiling, four Velux windows and double-glazed window to the front elevation that, when twinned with the multitude of lighting features, creates a warm and welcoming space. Be it *taking a break*, or *just a place to get away*, this offers that friendly bar feel. When you step inside you will see that this is the icing on the cake in this fantastic property.



### GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of double glazing and gas central heating.





The property has a large exclusion zone around this group of properties that prevents any developments, that could occur in the surrounding

area, that must not spoil the aesthetics of the hamlet.

Please note the property is a Grade II listed building.



### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **LOCATION**

What3words: [///badge.notion.studio](https://www.what3words.com////badge.notion.studio)

Google Plus Code: M6QH+CM8 Brighthouse

For sat nav users the postcode is: HD6 3TX

### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 160 sq. m / 1719 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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